

MINUTES
PLANNING COMMISSION
JANUARY 3, 2012 – 6:00 P.M.
SPECIAL MEETING
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld, Sherrard
Alternate members present: Fitzgerald, Zod
Absent: Kane
Staff present: Murphy, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 6:02 p.m.

II. ITEM OF BUSINESS

1. Zoning Commission referral for January 4, 2012 meeting on Special Permit #324, Central Hall Modification, 18-22 West Main Street, 36 West Main Street, 2 Gravel Street, 3 Gravel Street

Staff noted that the Zoning Commission will meet tomorrow night, January 4, 2012, and in order to give the Commission a chance to voice their opinions and concerns a special meeting is being held tonight. Staff noted the handouts from tonight; in particular a memo detailing the previous special permit and site plan approvals for the site, parking, the Mystic Arts Center parking policies and a current plan.

Rod Desmaris and Ken Navarro, applicants, addressed the Commission explaining the currently approved parking plan (2008 site plan approval) and the proposed modified parking plan. Mr. Desmaris proposes leasing 9 spaces from the pump station at 2 Gravel Street and to provide 15 spaces at 36 West Main Street (Tift Building) for the Central Hall residential portion of the project. The Tift Building parking lot is proposed to be gated from Pearl Street. Also, he proposes providing 18 spaces leased from the Mystic Arts Center and providing 9 spaces for the Central Hall retail and 9 spaces to the Tift Building retail. Mr. Desmaris feels that the 12 permanent residents of the Central Hall residential project need the parking spaces at the pump station and at 36 West Main Street as opposed to the commercial tenants and clients of the Tift Building. These retail tenants' parking spaces are more suitably located at the Mystic Arts Center.

Staff requested an update on the current uses and square footage of the Tift Building to adequately address the parking based on today's standards and not on the Tift's 1981 approval. Staff discussed the memo handed out tonight which addresses, among other things, the different parking formula the applicant is using for the two sites, signage and commercial parking spaces.

The Commission and the applicant discussed questions regarding parking, number of apartments, deliveries to the commercial units and current use of the spaces at the Tift Building. The gate was discussed with Staff noting that the gate option will appear on the site plan which will need the Commission's approval.

MOTION: To take a 5 minute recess.

Motion made by Sherrard, seconded by Steinfeld. Motion passed unanimously.

The Commission reconvened at 7:00pm following a room change. The Chairman noted for the record that, due to the new location, there would be no audio recording of the rest of the meeting.

The Commission and the Applicant discussed pump station parking, leases for the Mystic Arts Center, delivery & loading locations for the commercial stores and dumpster locations.

The Applicant clarified the voucher program at the Mystic Arts Center and noted that it was required according to their original site plan approval. He reiterated his stance on the parking spots for residents over commercial clients. The current financial status of the project was discussed.

MOTION: The Planning Commission supports the modified parking plan subject to Planning Commission site plan approval for the operations of the gated lot.

Motion made by Pritchard, seconded by Steinfeld. Motion passed 4-1-0 with Roper opposing because he feels it degrades the availability of parking to employees and customers.

IV. ADJOURNMENT

Motion to adjourn at 7:38 p.m. made by Munn, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II